105.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,131,900 / 1,131,900
					USE VALUE:	1,131,900 / 1,131,900
					ASSESSED:	1,131,900 / 1,131,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANNIFF CHRISTOPHER--ETAL
Owner 2:	CANNIFF LISA A
Owner 3:	
Street 1:	34 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,980 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 2218 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14980.000	523,300		608,600	1,131,900
Total Card	0.344	523,300		608,600	1,131,900
Total Parcel	0.344	523,300		608,600	1,131,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.32 | /Parcel: 510.3

Legal Description

User Acct

67484

GIS Ref

GIS Ref

Insp Date

09/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 105.0-0002-0018.0

!8326!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	523,300	0	14,980.	608,600	1,131,900	1,131,900	Year End Roll	12/18/2019
2019	101	FV	394,200	0	14,980.	608,600	1,002,800	1,002,800	Year End Roll	1/3/2019
2018	101	FV	394,200	0	14,980.	521,600	915,800	915,800	Year End Roll	12/20/2017
2017	101	FV	394,200	0	14,980.	486,900	881,100	881,100	Year End Roll	1/3/2017
2016	101	FV	394,200	0	14,980.	417,300	811,500	811,500	Year End	1/4/2016
2015	101	FV	378,200	0	14,980.	373,800	752,000	752,000	Year End Roll	12/11/2014
2014	101	FV	378,200	0	14,980.	346,000	724,200	724,200	Year End Roll	12/16/2013
2013	101	FV	378,200	0	14,980.	329,900	708,100	708,100		12/13/2012

PRINT

Date	Time
12/10/20	22:54:15

LAST REV

Date	Time
12/26/19	17:42:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8326

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DECOURCEY CATHE	1107-40		2/2/1993		187,500	No	No		O

USER DEFINED

Prior Id # 1:	67484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2019	1404	Redo Bat	26,900					
3/2/2001	238	Addition	78,000	O				19X16 ADDITION
4/16/1996	142		52,000					COMPLETE 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
6/5/2009	Measured	189	PATRIOT
5/6/2002	Permit Visit	PM	Peter M
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
8/12/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14980		Sq. Ft.	Site		0	70.	0.58	4									608,576						608,600	

Total AC/HA: 0.34389 | Total SF/SM: 14980 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 608,576 | Spl Credit | Total: 608,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12339950
Const Adj.:	0.99495000
Adj $ / SQ:	139.716
Other Features:	90750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548543
Depreciation:	25233
Depreciated Total:	523310

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

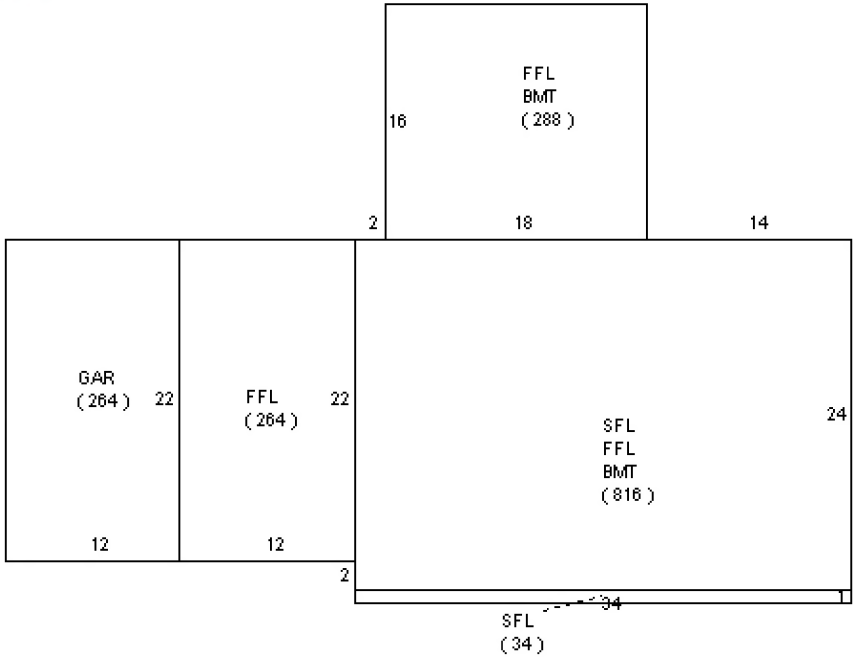
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.06
Special Features:	0	Val/Su Net:	145.93
Final Total:	523300	Val/Su SzAd	235.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,368	139.720	191,131
BMT	Basement	1,104	41.910	46,274
SFL	Second Floor	850	139.720	118,758
GAR	Garage	264	24.350	6,427

Net Sketched Area:	3,586			Total:	362,590
Size Ad	2218	Gross Are	3586	FinArea	2218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	